DOCUMENT #5261
ADOPTED

**MEMORANDUM** JANUARY 11, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

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Recommendations on 18 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

| | Recommendations | | | |
|---|---|---|---|---|
| Neighborhoods | Approval | Denial | Denial w/o Prejudice | Deferral |
| Allston-Brighton | 1 | | | |
| Back Bay | | | | |
| Beacon Hill | | | | |
| Charlestown | 1 | | | |
| Chinatown | | | | |
| City Proper | | | | |
| Dorchester | 1 | | | |
| East Boston | | 2 | 1 | |
| Fenway | | | | |
| Government Center | | | | |
| Hyde Park | 1 | | | |
| Jamaica Plain | | | | |
| Kenmore | | | | |
| Mattapan | | | | |
| North End | 3 | | | |
| Roslindale | | | | |
| Roxbury | 4 | 1 | | 1 |
| South Boston | | | | |
| South Cove | | | | |
| South End | 1 | | | |
| West Roxbury | 1 | | | |

NPZ16/21.BMEM
010890/1

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| Allston-Brighton | | |
| Approval | Z-13375. | 283 Western Avenue, sale of twelve used cars. |
| Charlestown | | |
| Approval | Z-13414. | 73 Pearl Street, two-family dwelling. |
| Dorchester | | |
| Approval | Z-13692-13738& 13756. | 44-88 Lucerne Street, 21-53 Ashton Street, 195-197 Woodrow Avenue, 5-35 Balsam Street, 8-31 Arburus Street, 48 one-family dwellings. |
| East Boston | | |
| Denial | Z-13358. | 21 Morris Street, four-family dwelling. |
| Denial w/o Prejudice | Z-13385. | 16 Boardman Street, addition. |
| Denial | Z-13387. | 127-129 London Street, restaurant; addition. |
| Hyde Park | | |
| Approval | Z-13378. | 29 Beacon Street, rear decks. |
| Roslindale | | |
| Denial | Z-12899-12900 | 37 Sycamore and 7 Sherman Streets, subdivide; one-family dwelling. |
| Approval | Z-13371. | 3870 Washington Street, addition. |
| Approval | Z-13391. | 142-152 Belgrade Avenue, take-out restaurant. |
| Roxbury | | |
| Approval | Z-13252. | 188-250 Longwood Avenue, addition. |
| Deferral | Z-13382. | 570 Warren Street, ten lodgers. |
| Approval | Z-13384. | 914 Huntington Avenue, gas station, store, car wash. |
| Approval | Z-13393. | 162-168 Warren Street, extend pump island. |
| Denial | Z-13429. | 890 Huntington Avenue, fourteen apartments. |
| Approval | Z-13499. | 6 Hartford Street, veterans' group home. |

South End

| | | |
|---|---|---|
| Approval | Z-13390. | 544A-544 Tremont Street, beauty salon. |

West Roxbury

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| Approval | Z-13344. | 399 Belgrade Avenue, office building. |

BOARD OF APPEAL REFERRALS January 11, 1990

| | Hearing | |
|---|---|---|
| 1. Z-12899-12900 | 1/16/90 | Eleni Karayannis<br>37 Sycamore & 7 Sherman Sts, Roslindale |
| 2. Z-13252 | 1/16/90 | President & Fellows of Harvard College<br>188-250 Longwood Avenue,Boston |
| 3. Z-13344 | 1/16/90 | Dr. William J. O'Nell<br>399 Belgrade Avenue, West Roxbury |
| 4. Z-13358 | 1/16/90 | M & J Realty Trust<br>21 Morris Street, East Boston |
| 5. Z-13371 | 1/16/90 | Doherty Lumber Co Inc.<br>3870 Washington Street, Roslindale |
| 6. Z-13375 | 1/23/90 | John Rahall<br>283 Western Avenue, Brighton |
| 7. Z-13378 | 1/23/90 | John & Ann Truong<br>29 Beacon Street, Boston |
| 8. Z-13382 | 1/23/90 | Stephen Greeaway<br>570 Warren Street, Roxbury |
| 9. Z-13384 | 1/23/90 | Bessie Pagouins<br>914 Huntington Avenue, Roxbury |
| 10. Z-13385 | 1/23/90 | Angelina Sacco<br>16 Boardman Street, East Boston |
| 11. Z-13387 | 1/23/90 | Hector Figarola<br>127-129 London Street, East Boston |
| 12. Z-13390 | 1/23/90 | Emilios Ventouris<br>544A-544 Tremont Street, Boston |
| 13. Z-13391 | 1/23/90 | George Panagos<br>142-152 Belgrade Avenue, Roslindale |
| 14. Z-13393 | 1/23/90 | Mobil Oil Corporation<br>162-168 Warren Street, Roxbury |
| 15. Z- 13414 | 1/23/90 | Frederick G. Cowin<br>73 Pearl Street, Charlestown |
| 16. Z-13429 | 1/23/90 | Anthony M. Nader, Trustee<br>890 Huntington Avenue, Roxbury |

BOARD OF APPEAL REFERRALS January 11, 1990

| | Hearing | |
|---|---|---|
| 17. Z-13499 | 1/23/90 | Public Facilities Department<br>6 Hartford Street, Roxbury |
| 18. Z-13692-13738 & 13756 | 1/16/90 | Paul Parks Associates<br>Lucerne, Ashton, Balsam,<br>Arbutus Streets, Woodrow Avenue, Dorchester |

Board of Appeal Referrals 1/11/90

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|---|---|---|
| Hearing: | 1/16/90 | Z-12899-12900<br>Eleni Karayannis<br>37 Sycamore & 7 Sherman Streets<br>Roslindale |
| Site: | 2½-Story structure | |
| District(s): | Residential, two-family (R=.5) | |
| Purpose: | Subdivide: Erect one family dwelling. | |
| Violation(s): | Insufficient lot area, front, and rear yards. | |

VOTED: In reference to petition Z-12899-12900, Eleni Karayannis, 37 Sycamore & 7 Sherman Street, Roslindale, for five variances to subdivide and erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal will create two substandard lots, 4514 and 4711 square feet respectively and establish an unwanted precedent in this residential neighborhood.

Z-12899-12900 37 SYCAMORE & 7 SHERMAN STREETS ROSLINDALE

Board of Appeal Referrals 1/11/90

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|---|---|---|
| Hearing: | 1/16/90 | Z-13252<br>President & Fellows of Harvard College<br>188-250 Longwood Avenue<br>Boston |
| Site: | Five story structure | |
| District(s): | Apartment (H-3) | |
| Purpose: | Erect one story addition to school structure. | |
| Violation(s): | Extension of non conforming use.<br><br>Insufficient set back of parapet. | |

In reference to petition Z-13252, President and Fellows of Harvard College, 188-250 Longwood Avenue, Boston, for extension of non conforming use and variance to erect on story addition to school structure in an apartment (H-3) district, the Boston Redevelopment Authority recomments approval. Addition which will expand existing research uses has endorsement of Mission Hill PZAC.

Z-13252 188-250 LONGWOOD AVENUE, BOSTON

Board of Appeal Referrals 1/11/90

Hearing: 1/9/90

Z-13344
Dr. William J. O'Nell
399 Belgrade Avenue
West Roxbury

Site: Two-story structure

District(s): Local business (L-.5)

Purpose: Erect two-story office building with parking deck.

Violation(s): Off-street parking lot allowed in front yard nor within five feet of
side lot line.

Insufficient side, and rear yards.

VOTED: In reference to petition Z-13344, Dr. William J. O'Nell, 399 Belgrade Avenue, West Roxbury, for three variances to erect two story office building with parking deck in a local business (L-.5) district the Boston Redevelopment Authority recommends approval with the following provisos: that no parking be allowed in the right side yard (east side) of the proposed building; that there be design review by the BRA in consultation with the MDC, which has jurisdiction over the West Roxbury Parkway, adjacent to the site; that landscaping to screen parking structure to be provided; that there be no additional curb cuts. Existing curb cut to be utilized. A meeting of the Land Use Subcommittee of the West Roxbury Neighborhood Council was held on December 13. At that time it was pointed out that this site is within the West Roxbury Parkway Greenbelt Protection Overlay District, and as such, deserves very careful landscape design review. Revised plans were presented which eliminated the three parking spaces on the east side of the building, for which zoning relief was sought.

Z-13344 399 BELGRADE AVENUE WEST ROXBURY

Board of Appeal Referrals 1/11/90

Hearing: 1/16/90 Z-13358
M & J Realty Trust
21 Morris Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, and open space.

Excessive floor area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13358, M & J Realty Trust, 21 Morris Street, East Boston, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an aparment (H-1), Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Site is located in the Paris Street Flats of the East Boston I.P.O.D. Proposed unit is an existing condition. No apparent hardship. Area is extremely congested. Additional unit increases and exacerbates the dimensional violations. Proposal is inconsistent with the general goals and ojectives of the I.P.O.D. in that it inapproporiately increases the density of the area as well overcrowding. In addition, the proposal is inconsistent with the goals and objectives for the Paris Street Flats Subdistrict which strives to "maintain the residential character of the subdistrict which is comprised of predominantly two- and three-family structures." Existing parking problems are horrendous and will be exacerbated by the proposal. There is no off-street parking available for this site. Unit is substantially below grade - approximately 70%. Strong abutter and commmunity opposition.

Z-13358 21 MORRIS STREET EAST BOSTON

Board of Appeal Referrals 1/11/90

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| Hearing: | 1/16/89 | Z-13371<br>Doherty Lumber Co. Inc.<br>3870 Washington Street<br>Roslindale |
| Site: | One-story structure | |
| District(s): | Manufacturing (M-1) | |
| Purpose: | Erect one-story addition to lumber storage structure. | |
| Violation(s): | Insufficient front yard. | |
| | Interim Planning Overlay District. | |

VOTED: In reference to petition Z-13371, Doherty lumber Co. Inc., 3870 Washington Street, Roslindale, for variance to erect one-story addition to lumber storage structure in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Proposed lumber storage addition is compatible with existing zoning and land uses in this manufacturing district (M-1). Adequate sideyard seperation and buffering between addition and adjacent residences is provided. Design review to address landscaping along Washington Street and facade treatment of proposed addition. Jamaica Plain Zoning Committee recommended approval.

STREET
WALL
ASTICOU ROAD
MARTINWOOD RD.
ASTICOU RD.
WEST ROXBURY BRANCH
PARKING
TERRACE
LANESVILLE TER.
NEW YORK NEW HAVEN & HARTFORD RAILROAD
PROVIDENCE DIVISION
ARBORETUM
LANESVILLE
ROAD
HYDE PARK
WALK HILL
OVERPASS
Z-13371 3870 WASHINGTON STREET ROSLINDALE

Board of Appeal Referrals 1/11/90

Hearing: 1/23/90

Z-13375
John Rahall
283 Western Avenue
Brighton

Site: Vacant Land

District(s): Manufacturing (M-1)

Purpose: Use Premises for display and sale of 25 used cars.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-13375, John Rahall, 283 Western Avenue, Brighton, for use of premises for display and sale of 25 used cars in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with following provisos: that appellant be allowed to display and sell twelve (12) vehicles only: that plans be submitted to the Authority for design review approval. Proposed sale of second-hand vehicles is not out of character with area uses and development patterns. After discussions with Allston Civic Association, appellant has agreed to reduce the number of vehicles to be sold to 12. Design review to focus on signage, landscaping on Western Avenue and landscaped buffer between automotive uses and adjacent residences. Allston Civic Association recommended approval with above provisos.

MC DONALD AVENUE
SPEEDWAY AVENUE
STREET
PARK NO
NBZ RADIO TOWER
SQUARE
WESTFORD
STREET
RAYMOND
RIVERDALE
HOLMES
MEAD
STREET
PARKING
WAY
BRENTWOOD
PRESCOTT PLACE
THOMAS GARDNER
Z-13375 283 WESTERN AVENUE BRIGHTON

Board of Appeal Referrals 1/11/90

Hearing: 1/23/90 Z-13378
John & Ann Truong
29 Beacon Street
Hyde Park

Site: 2½-story structures

District(s): Residential, two-family (S-.5)

Purpose: Erect three decks in rear yard.

Violation(s): Rear yard projection.

VOTED: In reference to petition Z-13378, John & Ann Truong, 29 Beacon Street, Boston, for variance to erect decks in rear yard in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposed rear decks will be located at grade between residence and garage and on sides of pool. Neighbors visibility will not be affected.

Z-13378 29 BEACON STREET HYDE PARK

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Board of Appeal Referrals 1/11/90

Hearing: 1/23/90 Z-13382
Stephenson Greenaway
570 Warren Street
Roxbury

Site: 2½-story structure

District(s): Apartment (H-1)

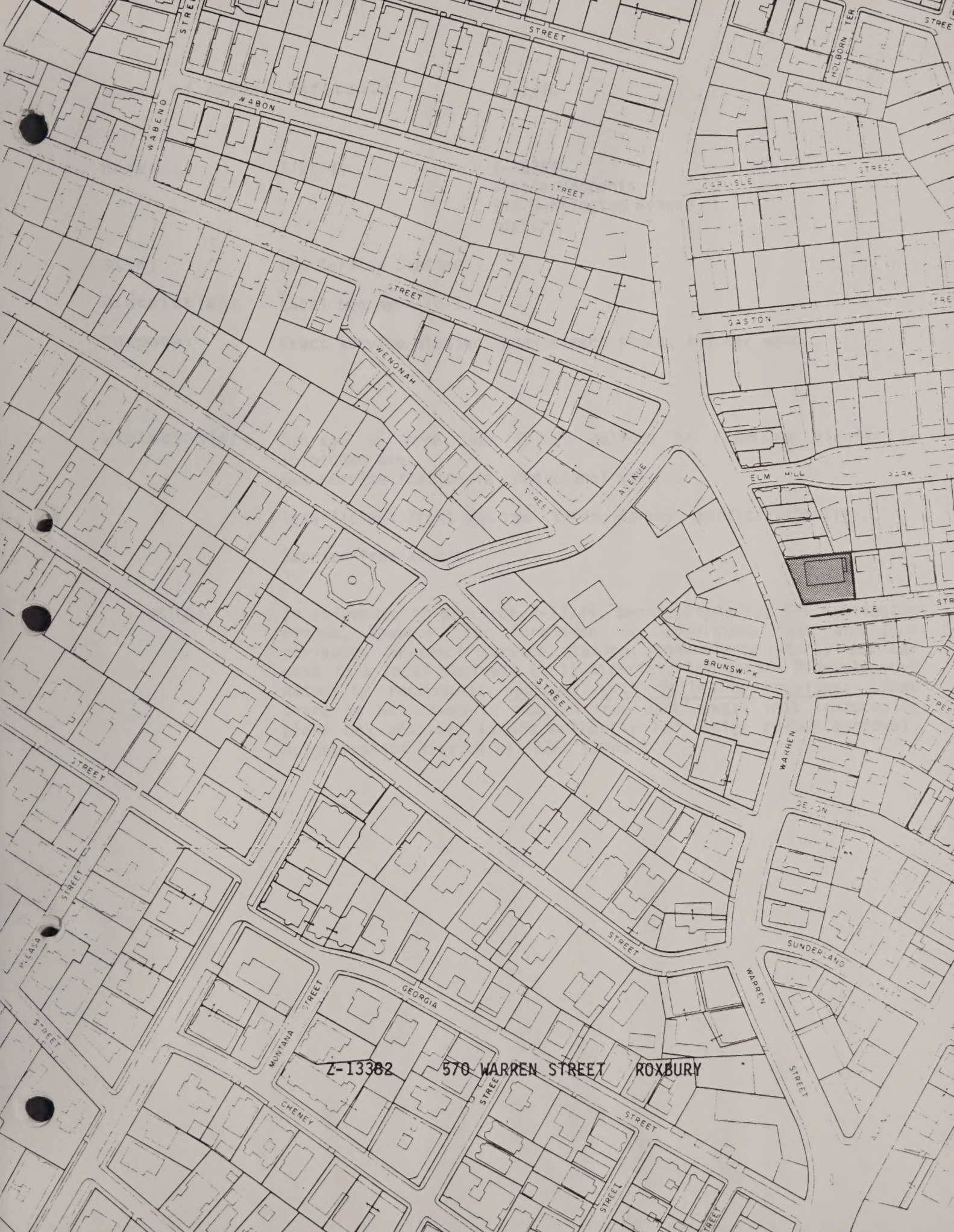
Purpose: Increase capacity of lodging house from five to ten lodgers.

Violation(s): Extension of non conforming use.

Insufficient lot area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13382, Stephenson Greenaway, 570 Warren Street, Roxbury, for extension of non conforming use and variance to increase capacity of lodging house from five to ten lodgers in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral until appellant presents proposal to PZAC.




Z-13382 570 WARREN STREET ROXBURY

Board of Appeal Referrals 1/11/90

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|---|---|---|
| Hearing: | 1/23/90 | Z-13384<br>Bessie Pagounis<br>914 Huntington Avenue<br>Roxbury |
| Site: | Gas Service Station | |
| District(s): | Local business (L-1) | |
| Purpose: | Erect service station, convenience store, and car wash. | |
| Violation(s): | Storage of more than 15,000 gallons of flammable liquids is forbidden use.<br>Gas service station is conditional use. .<br><br>Insufficient front and rear yards, corner traffic visibility.<br><br>Barrier free access. | |
| VOTED: | In reference to petition Z-13384, Bessie Pagounis, 914 Huntington Avenue, Roxbury, for forbidden us, conditional use and four variances to erect service station, convenience store, and car wash in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that there be no access to station from Jamaicaway; that landscaping plans be submitted to the Authority for design review approval. Neighbors and Mission Hil PZAC support. | |

Z-13384 914 HUNTINGTON AVENUE ROXBURY

Board of Appeal Referrals 1/11/90

Hearing: 1/23/90 Z-13385
Angelina Sacco
16 Boardman Street
East Boston

Site: Two-story structure

District(s): Residential, three-family (R-8)

Purpose: Erect 2½-story addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-13385, Angelina Sacco, 16 Boardman Street, East Boston, for variance to erect 2½-story addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial - without prejudice. The site is located in the Orient Heights area of East Boston. Proposed addition is architecturally inconsistent with the existing structure. Substantial negative visual impact would result. **Proposed addition increases the total floor area of the structure by almost 90%. Excessive addition would contain two full baths, full kitchen, upstairs bedroom, basement bedroom and unfinished basement space.** There are three separate exterior entrances into the addition including one on the front facade leading into the basement. Present plans are substantially incongruous with existing structure and an aberration to the surrounding buildings. Appellant should seek to devise plans more architecturally consistent with existing structure. No community response.

Z-13385 16 BOARDMAN STREET EAST BOSTON

Board of Appeal Referrals 1/11/90

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Hearing: 1/23/90 Z-13387
Hector Figarola
127-129 London Street
East Boston

Site: Three Story structure

District(s): General business (B-1)

Purpose: Change occupancy from three apartments and store to three apartments and restaurant; erect one-story rear addition.

Violation(s): Excessive floor area.

Insufficient off-street parking, barrier free access.

VOTED: In reference to petition Z-13387, for three variances for change of occupancy from three apartments and store to three apartments and restaurant and erect a one story rear addition in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Site is located in the immediate vicinity of the Central Square section of East Boston near the intersection of Meridian and London Streets. Parking is on street with very little available even during the day. Site is situated in close proximity to Meridian Street, a major neighborhood and regional arterial. London Street serves as a feeder road to the Callahan Tunnel tollbooths only during the non-peak traffic hours. Proposed change of uase and extensive interior renovations may require variances from the State Architectural Access Board in regards to handicapped accessibility. Current floor plans show that the appellant intends to provide lavatory facilities but it is questionable is to whether the rest of the facility would meet accessibility standards. Site currently has serious fire safety accessibility problems. The structure is built out to the property line on one side and is attached on the other. Proposed addition eliminates what little there is of a seriously small side yard. Rear yard is abutted by the Callahan Tunnel and provides virtually no escape in case of fire. Proposed lavatory facilities and kitchen are in the rear of the structure. The only available escape would be to the rear yard where people would be trapped. Strong community opposition due to the parking and fire safety issues. On 12/20/89 the Board of Appeal denied requests for several variances to change occupancy from a three-family and store to a five-family and a store. The Board cited several problems including density, size of proposed units and parking.

Z-13387 127-129 LONDON STREET EAST BOSTON

Board of Appeal Referrals 1/11/90

Hearing: 1/23/90 Z-13390
Emelios Ventouris
544A-544 Tremont Street
Boston

Site: Four story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from antique store to Beauty Salon.

Violation(s): Beauty Salon is forbidden use.

VOTED: In reference to petition Z-13390, Emelios Ventouris, 544A-544 Tremont Street, Boston, for forbidden use for change of occupancy from antique store to beauty salon in an apartment (H-2) district, The Boston Redevelopment Authority recommends approval. No exterior changes. Proposal enjoys community support.

Z-13390 544A-544 TREMONT STREET BOSTON
CHARLES STREET
GRAY PLACE
AVENUE
PLAYGROUND
UNION PK
COMPTON
ALBION
VILLAGE
EMERALD
DWIGHT
MILFORD
HANSON
WALTHAM
UNION
RINGGOLD
BUND
TAYLOR
IPTON
ALLEY
DEDHAM
HERALD

Board of Appeal Referrals 1/11/90

13

Hearing: 1/23/90 Z-13391
George Panagos
142-152 Belgrade Avenue
Roslindale

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from six stores to five stores and take-out restaurant.

Violation(s): Take-out restaurant is condiitonal use.

Insufficient off-street parking, barrier and free access.

VOTED: In reference to petition Z-13391, George Panagos, 142-152 Belgrade Avenue, Roslindale, for conditional use for change of occupancy from six stores to five stores and take-out restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with following provisos: that petitioner comply with barrier free access requirement; that access to private residence in rear be maintained free of vehicles. A "No Parking" sign would be appropriate.

Z-13391 142-152 BELGRADE AVENUE, ROSLINDALE

14

Board of Appeal Referrals 1/11/90

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|---|---|---|
| Hearing: | 1/23/90 | Z-13393<br>Mobil Oil Corporation<br>162-168 Warren Street<br>Roxbury |
| Site: | Gas Service Station | |
| District(s): | Local business (L-1) | |
| Purpose: | Extend Length of pump island from 12 to 28 feet. | |
| Violation(s): | Extension of non conforming use.<br><br>Interim Planning Overlay District. | |

VOTED: In reference to petition Z-13393, Mobil Oil Corporation, 162-168 Warren Street, Roxbury, for extension of non conforming use to extend length of pump island from 12 to 28 in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The property is located along a Boulevard Planning District. The use is consistent with the goals and objectives of the Roxbury IPOD. PZAC reviewed the plans and voted to support.

Z-13393 162-168 WARREN STREET ROXBURY

Board of Appeal Referrals 1/11/90

Hearing: 1/16/90

Z-13414
Frederick G. Cowin
73 Pearl Street
Charlestown

Site: 2½-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-13414, Frederick G. Cowin, 73 Pearl Street, Charlestown, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Conversion consistent with residential nature of neighborhood. Abutters have no objection. Existing condition.

Z-13414 73 PEARL STREET CHARLESTOWN

16

Board of Appeal Referrals 01/11/90

Hearing: 01/23/90

Z-13429
Anthony M. Nader, Trustee
890 Huntington Avenue,
Roxbury

Site: 3- Story Structure

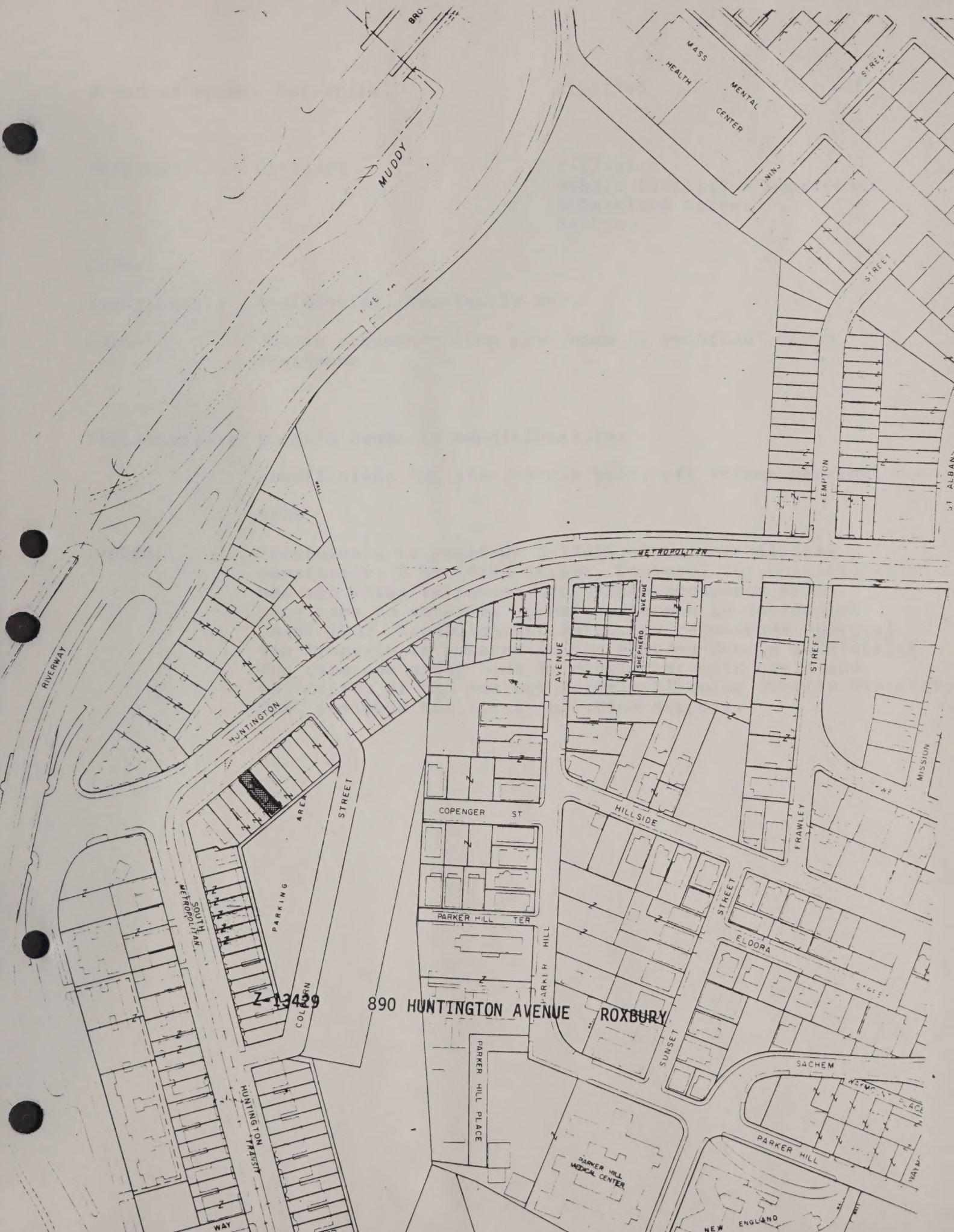
District(s): Apartment H-2

Purpose: Change occupancy from six to fourteen apartments

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area, Insufficient open space, off street parking, barrier free access.

VOTED: In reference to petition Z-13429, Anthony M. Nader, Trustee, 890 Huntington Avenue, Roxbury, for forbidden use and four variances for change of occupancy from six to fourteen apartments in apartment (H-2), the Boston Redevelopment Authority recommends Denial. Excessive increase in density will establish an undersirable precedent. Open space and off street parking deficiencies cannot be accepted nor mitigated.




Z-13429 890 HUNTINGTON AVENUE ROXBURY

Board of Appeal Referrals 01/11/90

17

Hearing: 01/23/90

Z-13499
Public Facilities Department
6 Hartford Street
Roxbury

Site:

District(s): Residential, two-family R-5

Purpose: Change occupancy ffom rest home to veterans' group residence

Violation(s): Lodging house is conditional use

Insufficient lot area, front yard, off street parking.

IPOD

VOTED: Inreference to petition Z-13499, Public Facilities Department, 6 Hartford Street, Roxbury, for conditional use and three variances for change occupancy from rest home to veterans' group residence in residental (R-5) IPOD, Redevelopment Authority recommends Approval. The Property is located in the Hampden-George Subdistrict. The veterans group home is consistent with goals and objectives of the Roxbury Interim Planning Overlay District. PZAC reviewed the Plans and voted support.

Z-13499 6 HARTFORD STREET DORCHESTER
HARTFORD
WOODWARD PARK
HARLOW
AVENUE
STREET
BROOK
GOULDVILLE
TER
DEAN
VICTOR
ST
DOWNEY
CT
HOWARD
PL
COTTAGE
WOODVILLE
GAYLAND
WEST
RAND
DROMEY
ST
LEBANON
WOODFORD ST
MAGNOLIA
ALEXANDER
BURGESS
BATCHELDER
HALF MOON ST
ROBIN
HOOD
SARGENT
HOWARD
DANUBE
DACIA

Board of Appeal Referrals 1/11/90

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| Hearing: | 1/16/90 | Z-13692-13738, & 13756<br>Paul Parks & Associates Inc.<br>44-88 Lucerne, 21-53 Ashton,<br>5-35 Balsam, 8-38 Arbutus Streets,<br>& 195-197 Woodrow Avenue, Dorchester |
| Site: | Vacant Land | |
| District(s): | Single-family (S-.5) | |
| Purpose: | Erect 48 one-family dwellings. | |

Violation(s): Off-street parking not allowed within front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, front, side, and rear yards barrier free access.

Excessive floor area.

VOTED: In reference to petitions Z-13692-13738, & 13756, Paul Parks & Associates Inc., 44-88 Lucerne, 21-53 Ashton, 5-35 Balsam, 8-38 Arbutus Streets, & 195-197 Woodrow Avenue, Dorchester, for 354 variances to erect 48 one-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Hazel Parks Estates involves the combination of city-owned properties (obtained through tax foreclosure) and subdividing the property into more efficient parcels, better utilized by the present site plan for new housing. The develoment will include forty-four three bedroom units and four two bedroom units. The three bedroom units will range in size from 1255 square feet to 1362 square feet and the two bedroom units will be approximately 1100 square feet. Each home will have a private yard area and an individual off-street parking space located adjacent to each of the units. Thirty-Eight of the homes will be eligible for the Home Ownership Opportunity Program (HOP) with the purchase prices for these homes ranging from $85,000 to $115,000. The proposal is consistent with the develoment pattern of existing residential structures and comparable to the surrounding low density of the neighborhood. This proposal is the second of three Public Facilities 747 projects which have been reviewed by the FFSPRC. The time and commitment already demonstrated by the FFSPRC illustrates the urgent need and strong desire for affordable housing in this neighborhood.

Z-13692-13738 & 13756 44-88Lucerne,21-53 Ashton,
5-35 Balsam, 8-38 Arbutus Streets, & 195-197 Woodrow Avenue
DORCHESTER